



Community Coordination Committee Meeting Summary State Street, 9000 South to 10600 South

To: Attendees Date: February 22, 2006
From: State Street Project Team CC: File
Project: State Street, 9000 South to 10600 South Meeting Location: Sandy City Hall
Subject: CCC Meeting #3 Sandy, UT

The following summary is the writer's interpretation of the meeting discussion. If there are any discrepancies or items that need clarification or correction, please notify Becky Henson.

CCC Meeting #3 was held at Sandy City Hall on Thursday, January 19, 2006 from 8:00 am to 10:00 am. The following individuals were in attendance:*

Attendees:

- Wally Bowler, Community Coordinator (District 2)
- Kim Choate, America First Credit Union
- John Daich, South Towne Exposition Center
- Jim Derrick, Larry H. Miller
- Steve Fairbanks, Century 21 Coventry
- Gil Avellar, Sandy City
- Trina Klingler, Sandy City
- Celeste Neil, South Towne Center
- Quinn Nelson, PC Laptops
- Kevin Wilde, Auto Mall
- Scott Perry, Gart Sports TSA
- Darwin Sorenson, Holiday Oil
- Chris Sudol, BD Medical
- John Montoya, UDOT Region 2 Project Manager
- Oanh Le, UDOT Region 2 Design Engineer
- Angela Linford, UDOT Region 2 Public Involvement Coordinator
- Evelyn Tuddenham, UDOT Region 2 Public Involvement Coordinator
- Tim Soffe, REAL Soccer Stadium Design Team (AWSN Architects)
- Kim Clark, Public Involvement Manager (H.W. Lochner)
- Becky Henson, Public Involvement Assistant (H.W. Lochner)

*All attendees may not be accounted for. If you were at the meeting, but your name is not on the list, please contact Becky Henson.

I. Welcome/Introductions (10 min.)

- Kim Clark, of H.W. Lochner, welcomed attendees and invited them to share any thoughts, concerns or questions at any time throughout the meeting.
- All attendees introduced themselves and stated the business/organization that they were representing.

II. Meeting Objectives (5 min.)

- Kim briefly outlined the meeting agenda and explained the purpose of the meeting. The meeting objectives were as follows:
 - Provide updates regarding the State Street Project and other projects in the area.
 - Review and discuss traffic control.
 - Create incentive questions/form to evaluate construction contractor.

III. Project Status (5 min.)

- Kim reviewed the project commitments and the project schedule. All of the contractors bidding on this project will be invited to attend the CCC meeting in April 2006. Once a contractor is selected in July 2006, he/she will be invited to attend the CCC meeting in July 2006.

IV. Update on Other Projects in the Area (10 min.)

- Kim provided an update on other projects in the area as follows:
 - State Street TRAX Bridge: Construction is scheduled to begin Summer/Fall 2006.
 - 11400 South at State Street Intersection: Utilities are currently underway and will continue throughout the winter. Anticipated project completion date is late-August 2006.
 - 11400 South Interchange: Construction on this contractor-aided design project is scheduled to begin late Summer/Fall 2006.
 - 700 E, 9400 S to Carnation: Construction is scheduled to be complete in December 2006.
- Kim introduced Tim Soffe, the AWSN Architects representative for the REAL Stadium. Tim provided an overview of the REAL Stadium Project, stating that the stadium would be located on the northwest corner of the intersection at 9400 South and State Street. The stadium will have covered and lighted seating for 25,000 people who would attend soccer games, other sporting events and/or concerts. The following statements were made in response to questions asked by CCC members:
 - Stadium construction is anticipated to begin in September 2006 and the completion date is scheduled for Spring 2008. Canals and structures will be constructed this winter and the roads will be constructed in the summer.
 - The cost of the project (not including the hotel) is \$8 million, which comes mostly from private funding. The purchased land was the former property of the Miller family. Additional property acquisition of land along State Street and west toward I-15 is ongoing.
 - In the next couple of weeks, a traffic study will be conducted regarding the parcel of land where the REAL Stadium is to be constructed. The boundaries lie between 9000 South and 9400 South and 700 East and just west of I-15.
 - There will be two access points to the REAL Stadium, one off of State Street and one off of 9400 South. It is possible that an intersection would be placed at 9200 South with a right in, right out access off of State Street.
 - Pedestrian safety is very important to this project and is being considered.

- The parking lot, which would be located on the southeast corner of 9400 South and State Street, is currently being discussed with Salt Lake County.
- There are no plans to widen the sidewalk at Jordan Commons.
- Tim will get permission to put the maps that were displayed at the meeting on the REAL website.
- Joshua Ewing is the contact for the REAL Stadium and can be reached at 801-870-5195 or jawing@lovecom.net.

V. Incentive Form Exercise (35 min.)

- Kim explained the importance of the incentive form in providing businesses with the opportunity to rate the contractor in the areas that are most crucial. The incentive is paid to the contractor periodically (approximately every three months). At previous CCC meetings, attendees grouped their concerns into categories and each attendee placed four dots next to the categories that they considered to be the most important. These categories included traffic control/lane and road closures, property access/business impact mitigation, public information, schedule, quality of work, design and noise.
- Attendees were given five minutes to individually review the sample incentive forms from the SR-201 Project, the St. George Boulevard Project and a draft incentive form for this State Street Project. After five minutes of review, attendees discussed possible revisions to the State Street Draft Incentive Form. These edits have been incorporated into the incentive form (see attached State Street Draft Incentive Form). During this exercise, other concerns/suggestions/ideas were expressed regarding issues related to the incentive form. These comments and/or their responses are listed below:
 - Semi-truck traffic is a concern for Pete Funaro of M & M Meats. It may be possible to take down fencing in order to accommodate traffic.
 - CCC members would like to have periodic notices in local newspapers to promote the project website.
 - The State Street Project Team will explore the possibility of VMS signs along the freeway to inform motorists of alternate routes and the best way to get to businesses on State. (i.e. “exit 10600 South for State Street businesses” or “Business Access Detour”)
 - Event sponsors could place maps with alternate routes in their advertisements.
 - There is a late penalty assessed to the contractor for every extra day they must work beyond the target completion date.
 - This is a low-bid project, meaning that the contractor who proposed to spend the least will most likely be chosen. Due to the nature of this project, it is expected that there will not be an issue with receiving bids from contractors.
 - Coordination regarding the Sandy City regulations for mud/dirt on the street will be assessed.
 - Salt Lake County controls the hours of operation for the project. James Bennett will be contacted and invited to attend the next CCC meeting to discuss the possibility of night work.
 - Peak hours of traffic are considered from 6:30 – 9:00 a.m. and 3:30 – 7:00 p.m.

VI. Review and Discuss Traffic Control and Limitation of Operations (30 min.)

- Kim reviewed traffic control concerns and their corresponding responses as well as the traffic control plan. The north-south alternate routes are 700 East, the Jordan Gateway and the UTA TRAX line just east of State Street. Sego Lily Drive, between the Jordan Gateway and State Street, is designated as an east-west alternate route. Concern was expressed regarding detours along residential roads.

- Kim went through all of the limitations of operations.
- Holiday hours were addressed by discussing the traffic control during holiday/peak hours. Many of the businesses wanted to shut down construction operations during major holidays. However, traffic control (i.e. cones, barricades) will be in place throughout construction and would not be removed during the holidays. Therefore, it would be more beneficial to continue construction operations in order to expedite the process with the understanding that two lanes will be maintained along State Street during peak hours.
- Kim reviewed all of the miscellaneous concerns and their corresponding responses. Please note that the trees placed in the medians will be four inches in diameter

VII. Business Packet Update (10 min.)

- Kim provided an overview of the “Partners for the Road Ahead” Business Packet and reviewed tips and suggestions that may be useful to businesses preparing for construction.
- “Partners for the Road Ahead” Business Packet will be provided on-line in February.

VIII. Questions (10 min.)

- No additional questions were asked so Kim thanked everyone for attending the meeting and for the feedback they offered.

IX. Upcoming Meetings (5 min.)

- The next CCC meeting will be held on April 12, 2006 at 8:00 am at the Sandy City offices in the same room (Room 341).